



~~January 20, 2004 CPC~~
February 25, 2004 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0185

David Bayford

Bermuda Magisterial District
3317 West Hundred Road

REQUEST: Rezoning from Residential (R-7) to Neighborhood Office (O-1).

PROPOSED LAND USE:

Conversion of an existing dwelling for use as a brokerage office is proposed. With approval of this request, other uses permitted by right or with restrictions in a Neighborhood Office (O-1) District would also be permitted.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON
PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform with the Chester Village Plan which suggests the property is appropriate for a mix of professional and administrative offices and single family residential uses of 1.0 to 2.5 units per acre.
- B. Existing development standards further ensure land use compatibility with existing and anticipated area residential and office development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS

NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | Prior to any site plan approval, forty-five (45) feet of right-of-way on Route 10, measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated, free and unrestricted to, and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 2. | Direct access from the property to Route 10 shall be limited to one (1) entrance/exit. The exact location of this entrance/exit shall be determined by the Transportation Department. (T) |
| (STAFF/CPC) | 3. | Prior to any site plan approval, an access easement acceptable to the Transportation Department shall be recorded from Route 10 to the adjacent property to the east. (T) |

GENERAL INFORMATION

Location:

South line of West Hundred Road, east of Curtis Street. Tax ID 794-655-0069 (Sheet 26).

Existing Zoning:

R-7

Size:

.5 acre

Existing Land Use:

Single family residential

Adjacent Zoning and Land Use:

North, South and East – R-7; Single family residential or vacant
West - O-1; Vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending along the north side of West Hundred Road, adjacent to this site. Use of the public water system is required by County Code. The existing building on this site is connected to the public water system.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector extending along West Hundred Road, adjacent to this site. Use of the public wastewater system is required by County Code. The existing building on the request site is connected to the public wastewater system.

ENVIRONMENTAL

Drainage and Erosion:

The property sheet flows to the rear and then through the woods to tributaries of Ashton Creek. There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Dutch Gap Fire Station, Company Number 14, and Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process. This request will have only minimal impact on fire and emergency medical services.

Transportation:

The property (0.5 acre) is located on the south side of West Hundred Road (Route 10), just east of Curtis Street. The property is currently zoned Residential (R-7) and a single family house has been constructed. The applicant is requesting rezoning from R-7 to Neighborhood Office (O-1), and intends to operate a brokerage business in the existing structure.

This request will not limit development on the property to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on general office trip rates, development could generate 110 average daily trips. These vehicles would be distributed along Route 10, which had a 2002 traffic count of 29,000 vehicles per day.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way along Route 10, measured from the centerline, in accordance with that Plan. (Proffered Condition 1)

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to major arterials such as Route 10 should be controlled. The applicant has proffered to limit access to Route 10 to one (1) entrance/exit (Proffered Condition 2) and record an access easement across the property to provide shared use of this access with the adjacent property to the east. (Proffered Condition 3)

At time of site plan review, specific recommendations will be provided regarding internal site circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Chester Village Plan which suggests the property is appropriate for a mix of professional and administrative offices and single family residential uses of 1.0 to 2.5 units per acre.

Area Development Trends:

Adjacent properties to the north, south and east are zoned Residential (R-7) and are occupied by single family dwellings as part of the Chester Heights and Oakland Subdivisions or are currently vacant. Vacant property to the west is zoned Neighborhood Office (O-1). It is anticipated areas generally north, east and west of the request site will be developed or redeveloped for a mix of single family residential and office uses, while properties to the south will be appropriate for single family residential uses, as suggested by the Plan.

Site Design:

The request property lies within the Chester Village Corridor East District. Redevelopment of the site must conform to the Chester Village Corridor East District requirements of the Zoning Ordinance which address access, parking, landscaping, architectural treatment, setbacks, lighting, pedestrian access, signs, buffers, utilities and screening of dumpsters and loading areas.

Architectural Treatment:

Architectural treatment of buildings, including materials, color and style, must be compatible with buildings located within the same project. Compatibility may be

achieved through the use of similar building massing, materials, scale, colors and other architectural features.

The Chester Village standards currently require that buildings be designed with harmonious proportions to avoid bulky masses. There should be architectural variety, but also compatibility with existing structures, especially of a high historical interest. New and remodeled buildings must enhance the cohesive village character reflected in existing structures through the use of design elements such as materials, balconies, terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines, lighting fixtures and planting materials.

Currently, no building exterior which would be visible to any R or O District or any public right of way may consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides which face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining R or O District or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal.

Currently, all junction and accessory boxes must be minimized from view of adjacent property and public rights of way by landscaping or architectural treatment integrated with the building served. Mechanical equipment, whether ground-level or rooftop, must be screened from view of adjacent property and public rights of way and designed to be perceived as an integral part of the building.

Buffers and Screening:

The Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) on property which is adjacent to an R District be screened from view of such district by a masonry or concrete wall which is constructed of comparable materials to and designed to be compatible with the principal building that such area serves and that such area within 1,000 feet of any R Districts not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

Adjacent property to the east is zoned Residential (R-7) and is occupied by a single family residence. Should parking be located to the eastern side of the property, the Chester Village Corridor East District Standards currently require a solid screen or fence at least four (4) feet in height along the eastern property line, unless waived by the Director of Planning at the request of the adjacent property owner. Adjacent property to the south is zoned Residential (R-7) and is currently vacant. Currently, the Ordinance requires a minimum forty (40) foot buffer along the southern property boundary of the request site. At the time of site plan review, the Planning Commission may modify this

buffer under certain circumstances. In addition, at such time that adjacent residential property is zoned or utilized for a non-residential use, the buffer can be further reduced or eliminated.

CONCLUSIONS

The proposed zoning and land use conform with the Chester Village Plan which suggests the property is appropriate for a mix of professional and administrative offices and single family residential uses of 1.0 to 2.5 units per acre. Further, existing development standards further ensure land use compatibility with existing and anticipated area residential and office development.

Given these considerations, approval of this request is recommended.

CASE HISTORY

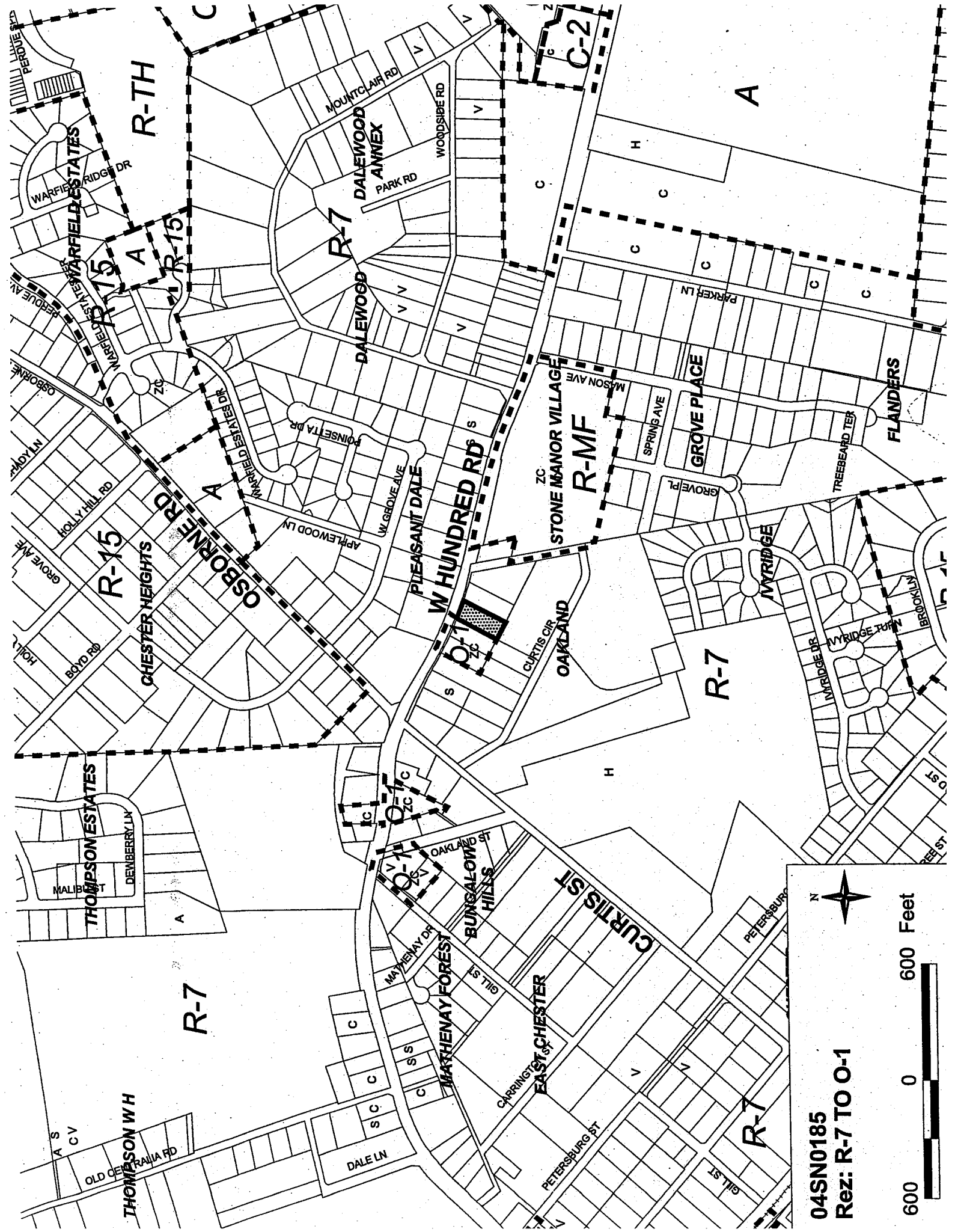
Planning Commission Meeting (1/20/04):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Wilson, seconded by Mr. Gulley, the Commission recommended approval of this request and acceptance of the proffered conditions on page 2.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, February 25, 2004, beginning at 7:00 p.m., will take under consideration this request.



04SN0185
Rez: R-7 TO O-1

